

November 13, 2017

Ms. Candace Varty
Rooms for Improvement
3007 Woodlands Hill Drive
Houston, Texas 77339

Email: cvarty@aol.com

**RE: MOLD ASSESSMENT AND CLEARANCE REPORT
Fulton Residence
2826 N. Strathford
Kingwood, Texas 77345
EFI Project No. 98410-22953**

Dear Ms. Varty:

EFI Global, Inc. (EFI) is pleased to provide this mold assessment and clearance report for the Fulton Residence located at 2826 N. Strathford in Kingwood, Texas. EFI performed the work in general accordance with our Proposal No. 98410-17-0942 dated October 13, 2017. This work was approved by Ms. Candace Varty of Rooms for Improvement by acceptance of our proposal.

PROJECT INFORMATION

The Fulton Residence is located at 2826 N. Strathford in Kingwood, Texas. The residence was flooded due to the Hurricane Harvey Event that occurred in late August 2017. EFI was requested by Ms. Candace Varty on behalf of the Owner (Robert Fulton) to perform a mold assessment and clearance report for the subject residence and EFI's work would be contracted through Rooms for Improvement. Ms. Casandra Carrizales of EFI (Texas Department of State Health Services Mold Assessment Consulting License #MAC1311) performed the assessment on November 1, 2017.

OBSERVATIONS

Ms. Carrizales was onsite at the residence on November 1, 2017 and performed a visual assessment and Air-O-Cell testing. Information provided and our observations are as follows:

- The residence was flooded during the evening of August 28, 2017 and limited to the first floor.
- At the time of the site visit most of the walls had been removed on the interior of the residence up to a height of 8 feet (or higher in some areas) from the floors, the wall insulation removed as well as cabinets/millwork removed.
- The exposed wall and floor surfaces had reportedly been sprayed with a sanitizing solution and a mold biocide. All discolored/stained surfaces within the residence have been covered with Kilz or white anti-microbial encapsulant.
- Moisture measurements with a "GE Protimeter Survey Master™" moisture instrumentation were performed on the wood stud wall framing and the wallboard that remained in place above the four feet level at representative locations in the residence. The moisture content readings represent wood moisture equivalents, are spot specific and are relative to its surroundings. The main purpose of the moisture meter when applied to gypsum wallboard system is to determine if its relative moisture content is suitable for paint application (usually below 15). However, it can be used to as a potential indicator of condition of the wall system

to determine if it is dry (0 to 15), damp (16 - 20) or wet (>20). The dampness in the wall system provides a favorable condition for potential mold growth; however, in order for mold spores to grow it needs excessive moisture and food source such cellulose based building products. Moisture measurements showed that the stud framing and wallboard surfaces throughout the residence were dry.

- There some dust/debris in various locations in the residence from the remediation activities.

AIRBORNE MOLD SAMPLING

The airborne mold sampling portion of this survey included testing for airborne mold spores using a portable, battery powered pump (Zefon Bio- Plus Pump®) with Air-O-Cell® cassettes. Samples were collected at a flow rate of 15 liters per minute with sample duration of 5 minutes. A total of four Air-O-Cell® samples were collected from the Bedroom, Living Room and Kitchen; and one ambient sample was collected from outside the building.

The total airborne mold spore levels for the samples collected in the noted areas were 226 spores/m³, 13 spores/m³, and 13 spores/m³, respectively. The total airborne mold spore level for outside the building (i.e. ambient level) was 3,350 spores/m³. All of the samples were below our recommended guidelines.

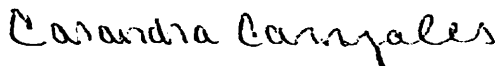
While there are no federal, state or local regulatory guidelines for acceptable indoor airborne mold spore levels, EFI uses a combination of previous laboratory historical information as well as our own experience to establish the following recommended guidelines: total airborne mold spore levels below ambient levels or below 2,000 spores/m³ and individual mold spore levels below 650 spores/m³ for individual mold organisms such as (*Aspergillus*, *Penicillium*, *Aureobasidium*, *Chaetomium*, *Fusarium*, *Trichoderma*, *Stachybotrys*, *Ulocladium*) are considered normal for indoor air quality purposes and the sampling method utilized. The mold sampling laboratory reports are included in Appendix A. We have also included a Certificate of Mold damage Remediation for this project, which is attached in Appendix B.

CLOSING

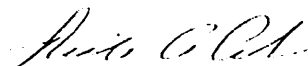
EFI appreciates the opportunity to provide consulting services for Rooms for Improvement on this matter. As typical with this type of observations/sampling of this nature, the results are only indicative of what was present at the time and locations of our sampling. Please contact us should any questions arise concerning this report or if we may be of further assistance.

Sincerely,

EFI Global, Inc.



Casandra Carrizales
Staff Professional



Rick A. Anderson, P.E., C.I.E.C
Senior District Manager

Attachments: Appendix A –Airborne Mold Sampling Results
Appendix B – Certification of Mold Damage Remediation

Appendix A
Mold Sampling Results

J3 Resources, Inc.

6110 W. 34th Street, Houston, Texas 77092
 Phone: (713) 290-0221 Fax: (713) 290-0248
 j3resources.com



Spore Trap Report - Total Airborne Fungal Spores

Cassandra Carrizales
 EFI Global
 2000 Dairy Ashford, Ste 600
 Houston, TX 77077

J3 Order #: JH1792433A
 Project #: 98410-22953
 Receipt Date: 02-Nov-2017
 Analysis Date: 02-Nov-2017
 Report Date: 02-Nov-2017

Rooms for Improvement - Kingwood Residences - 2826 N. Strathford

Sample Number	#1	#2	#3
Location	Ambient Air (2826 N. Strathford)	Bedroom (2826 N. Strathford)	Living Room (2826 N. Strathford)
Volume (liters)	75	75	75
Debris Rank (0-5)	3	2	2
Limit of Detection (Particles/m ³)	13	13	13
Total Fungal Count (Spores/m ³)	3350	226	13

INDIVIDUAL FUNGAL SPORE DETAIL

	Raw Count	Spores / m ³	%	Raw Count	Spores / m ³	%	Raw Count	Spores / m ³	%
Alternaria									
Ascospores	89	1190	35						
Basidiospores	58	773	23	3	40	18			
Cercospora-like									
Chaetomium									
Cladosporium	90	1200	36	13	173	76			
Curvularia	3	40	1						
Drechslera-like									
Micrococccum									
Microvarium									
Memnoniella									
Nigrospora	2	27	< 1	1	13	6			
Oidium									
Penicillium/Aspergillus-like									
Pithomyces/Ulocladium									
Rust/Smuts/Myxomycetes/Perconia	9	120	4				1	13	100
Spegazzinia									
Stachybotrys									
Tetraploa									
Torula									
Unidentified Spores									
Totals	251	3350	100	17	226	100	1	13	100

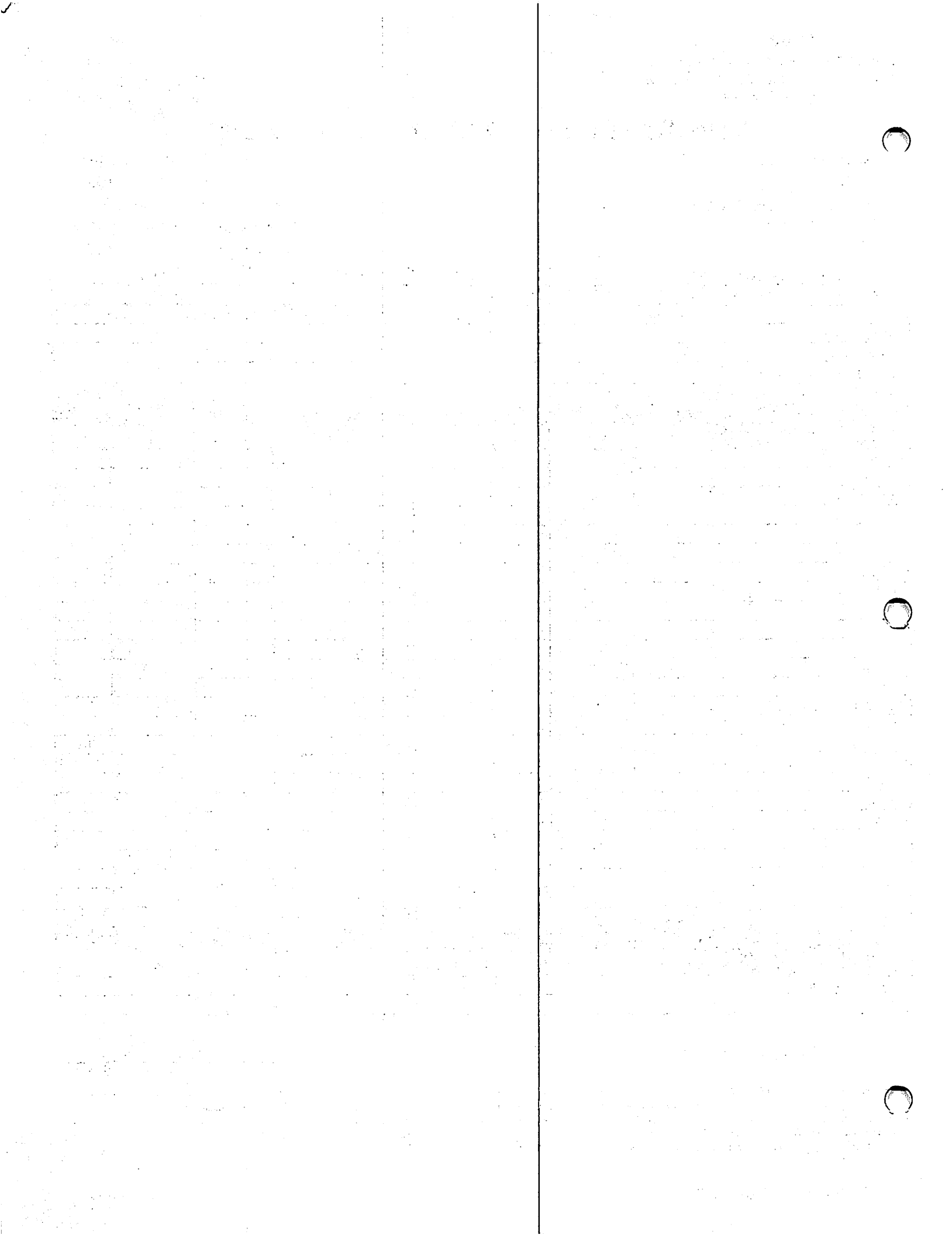
MISCELLANEOUS PARTICLES DETAIL

	Raw Count	Particles / m ³	Raw Count	Particles / m ³	Raw Count	Particles / m ³
Hyphal Fragments						
Pollen						

Analyst: Scott M. Ward, Ph.D.

Lee Poye QA Officer

These results relate only to the samples submitted and were received in acceptable condition unless stated otherwise. The laboratory is not responsible for concentrations which depend on volume collected by non-laboratory personnel. Samples are analyzed according to J3 SOP# 7-03-2, which includes a 100% scan of the trace at 200X magnification and a minimum of 20% of the trace counted at 400X magnification. Debris rank indicates loading of particulates, both biological and non-biological, which may interfere with analysis. High debris rankings (4+) may obscure small spores and/or prevent the adherence of airborne particulates. Fungal counts on samples with high debris or 'overloaded' rankings should be regarded as minimal with actual counts being higher than reported. Blank corrections are not applied to data unless requested by the customer. LOD = Limit of Detection. N/A = Not Applicable.



J3 Resources, Inc.

6110 W. 34th Street, Houston, Texas 77092
 Phone: (713) 290-0221 Fax: (713) 290-0248
 j3resources.com



Spore Trap Report - Total Airborne Fungal Spores

Casandra Carrizales
 EFI Global
 2000 Dairy Ashford, Ste 600
 Houston, TX 77077

J3 Order #: JH1792433A
 Project #: 98410-22953
 Receipt Date: 02-Nov-2017
 Analysis Date: 02-Nov-2017
 Report Date: 02-Nov-2017

Rooms for Improvement - Kingwood Residences - 2826 N. Strathford

Sample Number	#4		
Location	Kitchen (2826 N. Strathford)		
Volume (liters)	75		
Debris Rank (0-5)	3	4	3
Limit of Detection (Particles/m ³)	13		
Total Fungal Count (Spores/m ³)	13		

INDIVIDUAL FUNGAL SPORE DETAIL

	Raw Count	Spores / m ³	%	Raw Count	Spores / m ³	%	Raw Count	Spores / m ³	%
Alternaria									
Ascospores									
Basidiospores	1	13	100						
Cercospora-like									
Chaetomium									
Cladosporium									
Curvularia									
Drechslera-like									
Micrococccum									
Trichosporium									
Memnoniella									
Nigrospora									
Oidium									
Penicillium/Aspergillus-like									
Pithomyces/Ulocladium									
Rust/Smuts/Myxomycetes/Perconia									
Spegazzinia									
Stachybotrys									
Tetraploa									
Torula									
Unidentified Spores									
Totals	1	13	100						

MISCELLANEOUS PARTICLES DETAIL

	Raw Count	Particles / m ³	Raw Count	Particles / m ³	Raw Count	Particles / m ³
Hyphal Fragments						
Pollen						

Analyst: Scott M. Ward, Ph.D.

Lee Poye, QA Officer

These results relate only to the samples submitted and were received in acceptable condition unless stated otherwise. The laboratory is not responsible for concentrations which depended on volume collected by non-laboratory personnel. Samples are analyzed according to J3 SOP# 7-03-2, which includes a 100% scan of the trace at 200X magnification and a minimum of 20% of the trace counted at 400X magnification. Debris rank indicates loading of particulates, both biological and non-biological, which may interfere with analysis. High debris rankings (4+) may obscure small spores and/or prevent the adherence of airborne particulates. Fungal counts on samples with high debris or 'overloaded' rankings should be regarded as minimal with actual counts being higher than reported. Blank corrections are not applied to data unless requested by the customer. LOD = Limit of Detection. N/A = Not Applicable.

ENVIRONMENTAL MICROBIOLOGY CHAIN OF CUSTODY



Open Lab Fee

92433

Submitter Name: <u>Osandra Carrizales</u>		Bill to: <u>EPI Global Inc.</u>	
Company: <u>EPI Global, Inc.</u>		Address:	
Address: <u>2000 F. Dairy Ashford Ste 100</u>			
City/State: <u>HOUSTON / TX</u>		City/State:	Zip:
Zip: <u>77077</u>	PO #: 90410 <u>90410-22953</u>		

Project Information

Project Name: <u>Rooms for Improvement - Kingwood</u>	Project Manager: <u>[Signature]</u>
Project #: 90410 <u>90410-22953</u> <u>Residency</u>	Notification By: Email: <input type="checkbox"/> Verbal: <input type="checkbox"/> Text: <input type="checkbox"/>
Email Report To:	Email Invoice To:

Special Instructions:

Turnaround Times – Please Select One

Emergency* <input checked="" type="checkbox"/>	1 Day <input type="checkbox"/>	2 Day <input type="checkbox"/>	3 Day <input type="checkbox"/>	5 Day <input type="checkbox"/>
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MOLD

Air Samples, Non-Culturable	Surface Samples, Non Culturable	Air & Surface Samples, Culturable
<input checked="" type="checkbox"/> Spore Trap Analysis (Air-O-Cell, Allergenco D)	<input type="checkbox"/> Direct Exam <input type="radio"/> Tape/Swab <input type="radio"/> Bulk/Dust	<input type="checkbox"/> Culture Plates (with Genius ID and Abundance)

BACTERIA

AIR	SURFACE/WATER
<input type="radio"/> Total Count (TSA – TOTAL CFU's) <input type="radio"/> Gram Negative Count (Maconkey – Total CFU's) <input type="radio"/> Total & Gram Negative Count <input type="radio"/> Gram Stains and Counts	<input type="radio"/> Total Coliforms / E. Coli (Presence/Absence) <input type="radio"/> Total Count (TSA – TOTAL CFU's) <input type="radio"/> Enterococcus sp. (Presence/Absence) <input type="radio"/> Legionella

SAMPLE INFORMATION

SAMPLE NUMBER	SAMPLE LOCATION / MATERIAL	VOLUME
	SEE OTHER	

Signatures

Relinquished By:	Date: <u>11/2/17</u>	Time: <u>9:40A</u>
Received By: <u>[Signature]</u>	Date: <u>11/2/17</u>	Time: <u>9:40A</u>

*Emergency TAT requires prior lab notification. All samples analyzed outside normal business hours are charged at Emergency rate.

ENVIRONMENTAL MICROBIOLOGY CHAIN OF CUSTODY

Project Name/Number 98410-28953

Page 1 of 1

SAMPLE IDENTIFICATION

SAMPLE NUMBER	SAMPLE LOCATION/MATERIAL	VOLUME
	28210 N. Arathford Kingwood, TX 77345	
①	Ambient Air	75L
②	Bedroom	↓
③	Living Rm	↓
④	Kitchen	↓
	2103 Fairway Green Kingwood, TX 77339	
⑤	Ambient Air	75L
⑥	Living Rm/Kitchen	↓
⑦	Entry Bedroom	↓
⑧	Fireplace/Library Rm	↓
	32 Shore Lake Kingwood, TX 77339	
⑨	Living Room	75L
⑩	Entry Rm	↓
⑪	Master Suite	↓
⑫	Ambient Air	↓

Comments/Special Instructions:

Appendix B

Certificate of Mold Damage Remediation/Licenses



TEXAS DEPARTMENT OF INSURANCE

PC326 MDR-1 | Eff. 12/15/05

Regulatory Policy Division - Personal and Commercial Lines Office (104-PC)
333 Guadalupe, Austin, Texas 78701 * PO Box 149104, Austin, Texas 78714-9104
(512) 676-6710 | F: (512) 490-1014 | (800) 578-4677 | TDI.texas.gov | @TexasTDI



CERTIFICATE OF MOLD DAMAGE REMEDIATION

Certificate Number _____ Date of Issuance November 8, 2017

Name Candace Varty

Mailing Address 3007 Woodlands Hill Drive

City Kingwood State Texas Zip 77339

Property Description:

Number 2826 Street North Strathford Lot _____ Block _____

Addition or Tract _____ City Kingwood County Harris

SIGN APPROPRIATE CERTIFICATION

Mold Assessment Consultant License Holder Certification

- I hereby certify that based on visual, procedural and analytical evaluation, the mold contamination identified for this project has been remediated as outlined in the mold management plan or remediation protocol.
I further certify with reasonable certainty that the underlying cause or causes of the mold that were identified for this project in the mold management plan or remediation protocol have been remediated. A copy of the written evaluation that forms the basis for my certification has been provided to the person named in this certificate.

Mold Assessment Consultant License Holder Signature

Department of State Health Services License No. and Expiration Date

Date

Mold Remediation Contractor License Holder Certification

- I hereby certify that I completed mold remediation on this project and will provide the mold remediation certificate to the property owner no later than the 10th day after the date of completion.

Mold Remediation Contractor License Holder Signature

Department of State Health Services License No. and Expiration Date

Date of Completion

OR

Mold Assessment Consultant or Adjustor License Holder Certification

- I hereby certify that I have inspected the property described in this certificate and that based on my inspection I have determined that the property does not contain evidence of mold damage. A copy of the written evaluation that forms the basis for my certification has been provided to the person named in this certificate.

Mandha Nayak

Mold Assessment Consultant/Adjustor License Holder Signature

MAC1311

Department of State Health Services License No. and Expiration Date

11/08/17

Date



Health Services

Mold Assessment Consultant

CASANDRA M CARRIZALES

License No. MAC1311

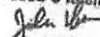
Control No. 8721

Expiration Date: 1/28/2019



Department of State Health Services - MC2835
P.O. Box 148347
Austin, TX 78714-9347

It is a violation of the Department of State Health Services and a violation of Texas Penal Code Sec. 37.10 to submit any forged or fraudulent documents in order to obtain a license.
Es una violación de los reglamentos del Departamento Estatal de Servicios de Salud y del Texas Penal Code Sec. 37.10 al someter cualquier tipo de documentos que estén alterados o falsificados para obtener una licencia.


John Hallerstedt, M.D.
Commissioner

TEXAS DEPARTMENT OF STATE HEALTH SERVICES



Be it known that

EFI GLOBAL INC

is licensed to perform as a

Mold Assessment Company

in the State of Texas and is hereby governed by the rights, privileges, and responsibilities set forth in Title 25, Texas Administrative Code, Chapter 295, relating to Texas Mold Assessment and Remediation Rules, as long as this license is not suspended or revoked.

A handwritten signature in black ink, appearing to read "Kirk Cole".

Kirk Cole, Interim
Commissioner of Health

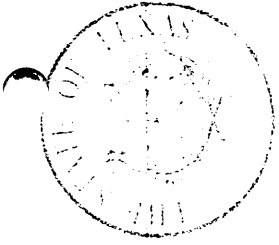
License Number: ACO0126

Expiration Date: 1/5/2018

Control Number: 6822

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE



TEXAS DEPARTMENT OF STATE HEALTH SERVICES

Be it known that

EFI GLOBAL INC

is licensed to perform as a

Mold Analysis Laboratory

in the State of Texas and is hereby governed by the rights, privileges, and responsibilities set forth in Title 25, Texas Administrative Code, Chapter 295, relating to Texas Mold Assessment and Remediation Rules, as long as this license is not suspended or revoked.

A handwritten signature in black ink, appearing to read "Kirk Cole".

Kirk Cole, Interim
Commissioner of Health

License Number: LAB0125

Expiration Date: 12/3/2017

Control Number: 6531

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE